

FOR SALE



Maple Close, Clapham, SW4
£585,000

MARTIN&CO

Maple Close, Clapham

£585,000

- Two Double Bedrooms
- Garage and off street parking
- Excellent Transport Links
- Hand Built Retro Styled Kitchen
- Light and Airy Reception Room
- 980 Year Lease (no ground rent)
- Front and Rear Garden

Martin and Co are proud to present to you this unique sunny two bedroom apartment with a garage, in a quiet Clapham oasis. A light airy, West facing, first floor apartment in small block of 9 flats within a quiet and private close in Clapham Park. Attractive cultivated gardens at front and more unstructured garden at rear.

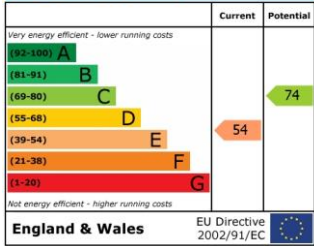


This property benefits from two double bedrooms both with more than ample storage space. One bedroom fitted as a study/bedroom/home office, with two walled beds. Hand built retro styled kitchen/diner. A custom built vanity bathroom - light, airy and windowed. Garage shelved for storage with room for small car and bicycles. There is also off street parking. With a 980 year lease (no ground rent), 1/9 share of Maple Close Freehold and low maintenance. Insurance included.

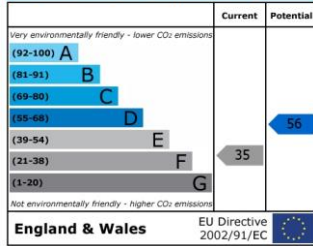
Conveniently located with excellent transport links – the 137 bus to Marble Arch from Kings Avenue and bus links to all over London from nearby Clapham Common and Brixton, as well as Northern line tube & mainline Clapham station (zone 2). Maple close is described by many visitors & taxi drivers as one of London’s hidden gems and a perfect home rather than just a pied à terre.



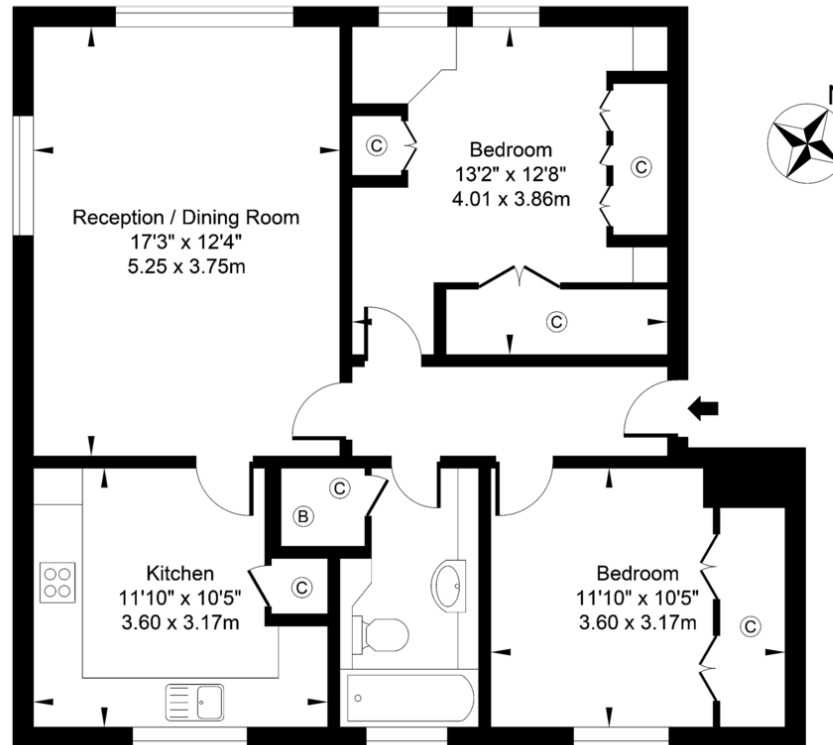
Energy Efficiency Rating



Environmental (CO₂) Impact Rating



Maple Close, SW4 8LL
Approx. Gross Internal Area 764.99 Sq Ft - 71.07 Sq M



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2017*

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